

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
December 19, 2016**

The Dodge County Planning, Development and Parks Committee met on December 19, 2016 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by Bill Muche to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl Vote 5-0 Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Lake Sinissippi Improvement District** – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling on the bed of a navigable body of water (Lake Sinissippi) associated with the placement of rock rip-rap material along the side and on top of the Geotube containment tube located within Lake Sinissippi. The property is located in part of the SE ¼ of the SE ¼, Section 29, Town of Hubbard.

Motion by Bill Muche to approve the conditional use permit to allow filling on the bed of a navigable body of water associated with the placement of rock rip-rap material along the side and top of the geotube containment tube subject to the following conditions:

1. It shall be the responsibility of the applicant to obtain all other permits or approvals that may be required (e.g., Wisconsin Department of Natural Resources and/or U.S. Army Corps of Engineers) for the proposed project.
2. The applicant shall be required to provide documentation to the Department from a licensed professional to show that the proposed project is in compliance with the applicable floodplain ordinance provisions prior to approval of the conditional use permit and prior to beginning any construction on this project.
3. The project shall be modified to provide compensatory storage for the rip-rap material that is placed in the floodplain by providing a compensatory cut somewhere in the same hydrologic reach. The volume of the compensatory cut will be required to be equivalent to the volume of riprap placed between the normal water surface elevation and the 100-year flood elevation. The applicant shall be required to provide documentation to the Department from a licensed professional to show that the proposed project is in compliance with the floodplain storage district provisions of the Ordinance prior to beginning any construction on this project.

4. The proposed project shall not obstruct flow and shall not increase the regional flood height.
5. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
6. The decision of the Committee is valid for two years.

Second by Joseph Marsik     Vote 5-0     Motion carried.

### **PUBLIC HEARING**

**Clarice Marquart Drummond** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the SW ¼, Section 19, Town of Lomira, the site address being W2414 County Road Y.

Motion by Joseph Marsik to approve the Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 5.18-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
  - 030-1317-1933-000; 030-1317-1932-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Janice Bobholz

Vote 5-0     Motion carried.

### **MINOR LAND DIVISION REQUEST**

**Scott Hewitt, agent for Ryan and Melissa Redeker** – Request to allow the transfer of approximately 4-acres of land to an adjacent land owner where said existing nonconforming lot has a lot width of 100 feet at the building setback line. A request for waiver of a survey for said transaction has also been requested. The property is located in part of the NE ¼ of the NW ¼, Section 32, T13N, R13E, Town of Fox Lake, the site address being W11600 State Road 33

Motion by Allen Behl to approve the land division request / land transfer subject to the following conditions:

1. The applicant is responsible to obtain any required approvals from the Town of Fox Lake and from the City of Fox Lake, prior to the approval of the land transfer.
2. A plat of survey of the land to be transferred shall be submitted to the Department;
3. No new lots shall be created as a result of the land transfer.
4. The required deed transfers shall be completed prior to the final approval of the land transfer.

#### **Waivers:**

- Lot width for the 33.1-acre lot.
- Surveying for both lots.
- Soil tests for both lots.

Second by Bill Muche                      Vote 5-0                      Motion carried.

### **PARK SYSTEM**

1. Gold Star Memorial Trail (GSMT) update  
Bill Ehlenbeck provided the Committee with an update on the Gold Star Memorial Trail. Only \$2,677 in donations is needed to meet the \$100,000 matching grant from Bachhuber Foundation and meet the \$650,000 fundraising goal. A public information meeting was held and the consultant is working to finalize trail designs.
2. Consider, discuss and take action on GSMT maintenance agreement with Mayville  
A draft 20 year agreement has been given to Mayville for review. A final agreement will be brought back to the Committee after legal reviews, etc.
3. Consider, discuss and take action on request to carryover unexpended funds and unanticipated revenues

Bill provided the committee with an update on the potential request for carryover of funds from the 2016 budget for the unfinished projects. Once finalized, the carryover request will be brought back to the Committee.

4. Consider, discuss and take action on purchase & installation of a canoe launch at Derge Park.

Bill Boettge, President of the Beaver Dam Lake Improvement Association (BDLIA) provided information about the canoe/kayak launch they donated to the City of Beaver

Dam and stated the BDLIA would like to donate funds to have a similar launch at Derge Park. Bill Ehlenbeck expressed concern that the launch as proposed is not fully ADA compliant and requested the use of some of the \$7500 of unexpected revenues at Derge Park to supplement the BDLIA funds and a \$1000 commitment from the Friends of Dodge County Parks in order to fund the fully ADA compliant option. The total cost is projected at \$15,761. BDLIA would donate \$7,347.

Motion by Janice Bobholz Second by Joseph Marsik to support the request to utilize \$7,414 of unexpected revenues at Derge Park to fund the fully ADA compliant option. Vote 5-0 Motion Carried.

5. Consider, discuss and take action on boundary agreement with Okeag Cemetery Association at Astico Park

Bill provided the Committee with an update on the boundary agreement with the Okeag Cemetery Association at Astico Park. Agreements for the land transfers have been reached for the proposed land transfers between the Cemetery Association and the County. County staff are still working on the final survey work and the Quit Claim documents for legal review.

6. Park Manager's Report

Bill informed the Committee that a fully on-line camping reservation system is being worked on and is expected to be up and running for the 2017 season. Bill also reported that he met with Joyce Roll recently about the sale of her land adjacent to Ledge Park and that an appraisal of the property should be complete by the end of January.

### **OTHER BUSINESS**

1. Review petition to amend Appendix 1 of the Dodge County Floodplain Zoning Ordinance to include the dam failure analysis and hydraulic shadow maps for the Village of Hustisford Dam and for the Danville Dam.

Motion by Janice Bobholz to sign the petition and to set up a public hearing on the proposed amendments to the Dodge County Floodplain Zoning Ordinance.

Second by Joseph Marsik                      Vote: 5-0                      Motion carried.

2. The minutes from the December 5, 2016 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by Bill Muche                      Vote: 5-0                      Motion carried.

3. No Committee Member Reports

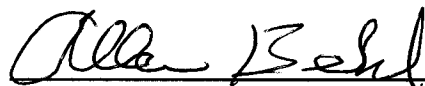
4. No additional Per Diems

Motion by order of the Chairperson to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Allen Behl", is written over a horizontal line.

Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.